

1 Police Chief Tony Reese introduced new Police Officer Brian Probst. Chief Reese noted that
2 Brian was born and raised in Kansas, enlisting in the Marine Corps following high school where
3 he served 4 years as both an Infantryman and as a member of the security forces guarding the
4 Nuclear Submarine Base in Kings Bay, Georgia. Chief Reese stated that following Brian's
5 honorable discharge from the Marine Corps in 1991 he returned to Kansas where he spent 22
6 years in law enforcement working both as a deputy for the Clay County Sheriff's Office, and
7 then the Clay Center Police Department until 2015. Chief Reese noted that Brian began part-
8 time with the Emerald Isle Police Department in April 2016, and was promoted to full-time in
9 August of this year. The Board and public welcomed Police Officer Brian Probst.

10
11 **7. Proclamation / Public Announcements**

- 12
13 a. **Proclamation Honoring "A Second Helping Emerald Isle" Food Donation Program**
14 b. **Proclamation – Little Pink Houses of Hope Week – August 20 – 26**
15 c. **Proclamation – Constitution Week – September 17 – 23**
16

17 Mayor Barber recognized George Gardner and his volunteer organization for the "A Second
18 Helping Emerald Isle" Food Donation Program. Mayor Barber read aloud the Proclamation
19 honoring their efforts. George Gardner commented that if not for Frank Rush, Paxon Holz, and
20 Amy Wetherington from the Hem of His Garment, he didn't know if they would have gotten the
21 program off the ground. Mr. Gardner thanked the volunteers and everyone for their support.
22

23 Mayor Barber noted the above Proclamations as well as announcements below for the public:
24

- 25 • **Beach Driving Season Begins – Friday, September 15**
26 • **11th Annual Flounder Surf Fishing Tournament – September 16 – 30**
27 • **12th Annual Day4Kids – Saturday, September 16 – 10 am – 2 pm – Community Center**
28 • **Police Educating the Public (PEP) – Tuesday, September 19 – 10 am – Town Board**
29 **Meeting Room**
30 • **Board of Commissioners Special Meeting – Tuesday, September 19 – 6 pm – Town**
31 **Board Meeting Room "Meeting and Events Center" Discussion**
32 • **Bicycle and Pedestrian Advisory Committee Meeting – Wednesday, Sept 20 –**
33 **Community Center**
34 • **Household Hazardous Waste Collection Event – Sat, Sept 23 – 8 am – 1 pm – Carteret**
35 **County Health Department, Morehead City**
36 • **Planning Board Regular Meeting – Monday, September 25 – 6 pm – Town Board**
37 **Meeting Room**
38 • **Coffee With a Cop – Thursday, September 28 – 9 am – Trading Post**
39 • **Emerald Isle Beach Music Festival – Saturday, Sept 30 – 11 am – 5:30 pm – Western**
40 **Ocean Regional Access**
41 • **Dr. Bogue Free Surf Fishing Seminar – Monday, October 2 – 6 pm – Community Center**

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- 1 • **Sound to Sea Paint Out – October 6 – 8 – IreneBailey.com**
- 2 • **El Fire Department Open House – Saturday, October 7 – 11 am – 2 pm – Fire Station 1**
- 3 • **Board of Commissioners Regular Meeting – Tuesday, October 10 – 6 pm – Town Board**
- 4 **Meeting Room**

5
6 Clerks Note: A copy of Proclamation 17-09-12/P2, 17-09-12/P2, and 17-09-12/P3 as noted above are incorporated herein by
7 reference and hereby made a part of these minutes.

8
9 **8. Public Comment**

10
11 Joan Pate, 9100 Reed Drive, Unit 4301, read aloud excerpts from a letter she had received from
12 Jerry Stockdale, 8521 Oceanview Drive, regarding his concerns about the development of a new
13 event center that she said he had sent to the Town Manager, Mayor and Board of
14 Commissioners but he had not received an answer. The Mayor, Board of Commissioners and
15 Manager all stated that they had not received this letter.

16
17 James Wolfe, 9100 Reed Drive, Unit 4301, said he had been coming to the meetings for 6
18 months talking about the events center, asking about the plans that would show what could be
19 done with the land, asking who was paying for the plan, feeling that 6 months was a sufficient
20 amount of time to actually receive answers. Mr. Wolfe submitted a public records request
21 pursuant to NCGS 132-1 to Town Manager Rush or Custodian of Records for public records
22 concerning the proposed events center from any date prior to the time up to and including the
23 date of the request. Mr. Wolfe said he was an advocate for the concerned citizens of Emerald
24 Isle, NC Stay the Same, and information was not being sought for commercial purposes. Mr.
25 Wolfe felt it was time to learn all the facts.

26
27 Mayor Barber stated that facts of the issue would be discussed at the Special Meeting the next
28 week. Town Manager Rush noted the Special Meeting was scheduled to take place on Tuesday,
29 September 19 at 6pm where they planned to talk about exactly those concerns, and anyone
30 wishing to talk sooner could call or email him, likewise to the Mayor and Commissioners and
31 they would be happy to discuss.

32
33 Elton Matheson, Sound Drive, commented he had been here for 34 years and there was a time
34 when they could find a place to access the beach, and that was pretty much gone. Mr.
35 Matheson felt this would finish it if their plans as he understood them were carried forward.
36 Mr. Matheson reminded the Board that they didn't have that kind of authority because they
37 were dealing with the Federal government and he didn't think the access that existed would
38 meet their standard. Mr. Matheson felt that could be a problem for the Board and the plan
39 because he saw it as a block. Mr. Matheson also commented about what he felt would be a
40 financial nightmare. Mr. Matheson also pointed out that a lot of this seemed to hinge on the
41 CAMA Land Use Plan but looking back at the 2004 Plan those who sat on the committee put
42 providing adequate access to the beaches and public trust waters as the number one priority.

1 Mr. Matheson also mentioned protecting the enhanced native vegetation referring to the plan
2 to procure the site behind the Town complex and questioned a baseball park there, suggesting
3 they leave it alone as one of the few remaining maritime forests. Mr. Matheson also spoke of
4 the approach to the Langston bridge which at one time was a maritime forest until the area was
5 cleared. Mr. Matheson noted the CAMA Land Use Plan cited what a beautiful asset that was to
6 present to visitors to the island.

7
8 Joy Brownlow, 7506 Sound Drive, asked in reference to the event center whether it was too
9 late to suggest the possibility of a community pool instead, where daily, weekly, or monthly
10 passes could be obtained. Ms. Brownlow felt considering the recent ocean drownings and rip
11 currents that this would offer a safe swimming option.

12
13 Jean Racide, 9100 Reed Drive, Unit 1205, wondered if the Board realized that conference
14 centers were on their way out. Ms. Racide said people now video-conferenced and that looking
15 nationwide a lot of meeting and event centers were failing.

16
17 **9. Consent Agenda**

- 18
19 a. **Minutes – August 8, 2017 Regular Meeting**
20 b. **Minutes – August 28, 2017 Special Meeting**
21 c. **Minutes – August 28, 2017 Closed Session**
22 d. **Tax Releases**
23 e. **Ordinance Amending Fee Schedule – Eliminate Golf Cart Infrastructure Fee – Olde**
24 **Cove**
25 f. **Capital Project Ordinance Amendment – Olde Cove Road Golf Cart Path**
26 g. **Budget Amendment – General Fund**
27 h. **Capital Project Ordinance Amendment – Bogue Inlet Drive Improvements**
28 i. **Capital Project Ordinance Amendment – Osprey Ridge Storm Water Pump Station**

29
30 ***Motion was made by Commissioner Wright to approve the items on the Consent Agenda. The***
31 ***Board voted unanimously 5-0 in favor. Motion carried.***

32
33 **Clerks Note: A copy of all Consent Agenda Items as noted above are incorporated herein by reference and hereby made a**
34 **part of these minutes.**
35
36
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44

1 **10. Surfside Realty Tract (29.7 acres) Land Acquisition**

- 2
3 a. **Resolution Accepting Federal REPI Funding (17-09-12/R1)**
4 b. **Resolution Accepting NC Parks and Recreation Trust Fund Grant (17-09-12/R2)**
5 c. **Resolution Accepting NC Clean Water Management Trust Fund Grant (17-09-12/R2)**
6 d. **Resolution Authorizing Closing on Land Acquisition by the Conservation Fund (17-09-**
7 **12/R3)**
8 e. **Capital Project Ordinance**
9

10 Town Manager Frank Rush addressed the Board concerning this Agenda item. The following
11 excerpt from his memo to the Board is provided for additional background:

12
13 The Board of Commissioners is scheduled to consider 5 formal actions to finalize the Town's acquisition of the
14 Surfside Realty tract (29.7 acres) at the September 12 meeting. If the Board approves all actions on September 12,
15 the Town Attorney and I will proceed with required administrative actions and the initial closing on the land
16 acquisition later in September or October. The Town's purchase contract stipulates that closing will occur no later
17 than October 31.

18
19 I have attached the following documents to refresh the Board and the public on the property features, the public
20 benefits, and potential future park amenities:

- 21
22 • an April 11, 2017 memo that was presented when the Board approved the land purchase contract,
23 including an explanation of MCAS Cherry Point / MCALF Bogue's significant interest in preventing
24 additional development on this tract (which is located directly in the Bogue Field flight path),
25
26 • an aerial photo map of the tract, which is located directly north of the Town government complex,
27
28 • a boundary / wetland survey of the property that was submitted with a previous grant application,
29
30 • a *conceptual* park development plan that was submitted with a previous grant application, which notes
31 that 20 acres would be preserved as natural area and 9.7 acres would be reserved for future active
32 recreational facilities as determined by the Board in the future, and
33
34 • a copy of the purchase contract.
35

36 As outlined in April, the purchase price is \$3 million, and the financing plan for the land acquisition relies on
37 significant Federal and State grant funding that the Town has been working to secure since April. I am pleased to
38 report that that Town has received commitments for a total of \$2.545 million, as indicated below:

39
40 US Department of Defense
41 Readiness and Environmental Protection Integration Program (REPI) \$ 1,500,000
42 (through MCAS Cherry Point / MCALF Bogue)
43
44 NC Parks and Recreation Trust Fund (PARTF) \$ 500,000
45
46 NC Clean Water Management Trust Fund (CWMTF) \$ 545,000
47

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1 TOTAL \$ 2,545,000

2
3 As discussed in April and committed by the Board, the Town would provide the balance of the purchase price, or
4 \$455,000, and this amount would likely be financed over a 10-year period. Additionally, as noted below in more
5 detail, the Town will likely incur additional miscellaneous expenses associated with a partnership with The
6 Conservation Fund of NC that are estimated at approximately \$75,000.

7
8 The specific Board actions to be considered on September 12 are outlined below. A total of 5 formal actions are
9 required on September 12.

10
11 Resolution Accepting Federal REPI Funding

12 As you know, the Federal funding for this land acquisition through the REPI program is the most critical element of
13 this project, and I am pleased to report that MCAS Cherry Point has provided assurances that a total of \$1.5 million
14 has been secured for this project. The attached letter indicates that the funding is available, and that Federal REPI
15 funds should be released in spring 2018. The attached resolution for Board consideration formally accepts these
16 funds, and authorizes the Town Manager to execute all necessary agreements to coordinate receipt of these funds
17 for the land acquisition.

18
19 As discussed previously, The Conservation Fund of North Carolina, a non-profit organization that assists
20 communities with strategic land acquisition projects, is partnering with the Town on this land acquisition. The
21 Conservation Fund's participation is critical for two reasons – 1) they are an authorized grant recipient for the
22 Federal REPI program, and this greatly expedites the land acquisition, which would potentially have taken 1 – 2
23 years longer without their participation, and 2) there remains a lengthy Federal bureaucratic process to release
24 the Federal funds that will likely not be completed for up to 6 months. The Conservation Fund will essentially
25 provide interim financing (\$3 million) for the purchase of the land later in September or October, and then hold
26 the land until the Federal funds are released, at which time the land will officially be conveyed to the Town. The
27 Town will incur administrative, legal, and interest expenses as a result of the arrangement with The Conservation
28 Fund, and these expenses are not expected to exceed \$75,000 (as indicated earlier). The Town will, however, have
29 full rights to use and develop the land as soon as The Conservation Fund has completed the acquisition in the
30 coming weeks.

31
32 The use of REPI funding for this land acquisition will require the Town to execute a military easement and/or deed
33 restrictions on the property that will restrict the construction of any significant buildings on the property in the
34 future. This easement, will, however, allow for the development of active recreation facilities, including the
35 various facilities contemplated in recent months (i.e., baseball field, soccer field, tennis courts, dog park, skate
36 park, splash park, pickleball courts, etc.) as well as associated facilities such as a small storage building, bathroom
37 building, etc.

38
39 Resolution Accepting NC Parks and Recreation Trust Fund Grant

40 As communicated previously, the FY 17-18 State budget (Session Law 2017-57) includes a special provision that
41 awards the Town a \$500,000 PARTF grant for this project, and an excerpt of Session Law 2017-57 is attached.

42
43 The attached resolution formally accepts the PARTF grant, and authorizes the Town Manager to execute all
44 necessary grant agreements and restrictions. As is customary for PARTF grants (the Town has received PARTF
45 grant funding for the Emerald Isle Woods Park and Public Boating Access Area projects in the past), the Town will
46 be required to execute an easement and/or deed restrictions that limit the use of the property to public recreation
47 in the future. These restrictions will be entirely consistent with the restrictions required by the Federal REPI
48 funding and the Town's stated intent for the property from project conception.

49

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1 Although efforts will be made to take receipt of PARTF grant funds sooner, it is likely that PARTF funds will not be
2 remitted until the Federal REPI funds are released (up to 6 months).
3

4 Resolution Accepting NC Clean Water Management Trust Fund Grant

5 As is the case for the PARTF grant, the FY 17-18 State budget (Session Law 2017-57) also includes a special
6 provision that awards the Town a \$545,000 CWMTF grant for this project. An excerpt of Session Law 2017-57 is
7 attached.
8

9 The attached resolution formally accepts the CWMTF grant, and authorizes the Town Manager to execute all
10 necessary grant agreements and restrictions. As is customary for CWMTF grants (the Town received CWMTF grant
11 funding for the Emerald Isle Woods land acquisition in the past), the Town will be required to execute an easement
12 and/or deed restrictions that require the preservation of a buffer along Archers Creek and the preservation of 20
13 acres as natural area, with allowances for passive park development (nature trails, etc.). These restrictions will be
14 entirely consistent with the restrictions required by the Federal REPI funding and the PARTF grant, and the Town's
15 stated intent for the property from project conception.
16

17 Although efforts will be made to take receipt of CWMTF grant funds sooner, it is likely that CWMTFT funds will also
18 not be remitted until the Federal REPI funds are released (up to 6 months).
19

20 Resolution Authorizing Closing on Land Acquisition by The Conservation Fund

21 As noted above, The Conservation Fund's participation in this project is critical, and they will initially take
22 ownership of the Surfside Realty Tract in the coming weeks, hold it for up to 6 months, and then convey the land
23 to the Town when REPI funds are released. The Town's purchase contract envisioned this partnership when it was
24 executed in March, and specifically includes a provision allowing the Town to assign the contract to The
25 Conservation Fund.
26

27 We have made arrangements for the Town Attorney to handle the entire closing process, including the conveyance
28 from Surfside Realty to The Conservation Fund and the conveyance from The Conservation Fund to the Town. The
29 attached resolution specifically authorizes the Town Manager and Town Attorney to take all necessary actions to
30 complete the acquisition.
31

32 The Board should note that the easements and restrictions associated with the REPI, PARTF, and CWMTF funding
33 will not be executed until The Conservation Fund conveys the land to the Town. The only restrictions that will be
34 executed when the land is conveyed from Surfside Realty to The Conservation Fund are the Town's commitment to
35 use the land as a public recreation park in perpetuity and the Town's commitment to assign the name "McLean-
36 Spell Park" to the new park.
37

38 Capital Project Ordinance

39 The attached capital project ordinance formally establishes the project budget for the acquisition of the Surfside
40 Realty tract, and includes the Federal and State grant funding (\$2.545 million) described above. The Town
41 contribution included in the attached capital project ordinance is \$530,000, and includes the Town's \$455,000
42 commitment for the land purchase and up to \$75,000 for administrative, legal, and interest expenses as a result of
43 the arrangement with The Conservation Fund.
44

45 As discussed in April, the Town would enter into an installment financing agreement for the Town's total cost
46 associated with the land acquisition. The Town would not actually execute such an agreement until the Surfside
47 Realty tract is conveyed from The Conservation Fund to the Town in spring 2018, and formal Board action on any
48 new debt would not occur until that time. The attached capital project ordinance assumes a \$530,000 installment
49 financing agreement, and although the specific term and rate will be determined at that time, we anticipate a 10-
50 year term with an annual interest rate of approximately 3%. These assumptions result in an annual debt service

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1 payment of approximately \$63,000. A longer term would reduce the annual debt service payment, while a shorter
2 term would increase the annual debt service payment. Town staff will carefully review installment financing
3 options as that date approaches, and recommend the most prudent financing instrument at that time.
4

5 I look forward to discussing the Surfside Realty tract acquisition with the Board at the September 12 meeting, and
6 will be happy to answer any questions you may have. As discussed in recent months, this land acquisition
7 represents a long-term investment in the environmental conservation, overall community development, and the
8 youth of Emerald Isle. It also represents the Town's continued strong partnership with MCAS Cherry Point /
9 MCALF Bogue to work together to effectively balance the military's training and readiness needs with the quality
10 of life for Emerald Isle residents and property owners. Finally, all of this will be accomplished for the ultimate
11 benefit of the people of Emerald Isle, both current and future generations, at minimal cost to the people of
12 Emerald Isle. I am thankful for the generous financial support of the REPI program, PARTF, and CWMTF, without
13 which this initiative simply would not be possible.
14

15 Town Manager Frank Rush discussed in detail all 5 formal actions to be considered by the Board
16 as outlined in the above memo regarding the Surfside Realty Tract (29.7 acres) Land
17 Acquisition. Town Manager Rush felt this was an important project for the future of our
18 community, a commitment to the Town's environmental conservation goals, a commitment to
19 the youth of Emerald Isle who would someday enjoy the facilities, and a continuation of a
20 positive cooperative partnership between the Town and the military. Manager Rush hoped this
21 would enable the military to meet their readiness and training needs to keep us safe from
22 threats around the world but also maintain the good relationship as they respect the quality of
23 life of the people in Emerald Isle.
24

25 Mayor Barber asked for comments from the public.
26

27 Seola Hill, Executive Director, Bogue Banks Water Corporation, speaking on behalf of their
28 Board of Directors requested that if any of the money they were receiving for the purchase of
29 that tract would put any restrictions on possibly selling Bogue Banks Water Corporation a small
30 portion in the future that they reconsider taking that portion of the money. Mr. Hill said they
31 were in the process of building a second reverse osmosis plant not to facilitate growth but
32 more to bring existing water quality up to the standards of the plant already on Coast Guard
33 Road. Mr. Hill said they had a site on Canal Drive but it was a very low site, but the land on the
34 tract being considered was much higher and they would like the option to possibly build a plant
35 there in the near future.
36

37 ***Motion was made by Commissioner Messer to adopt the Resolution Accepting Federal REPI***
38 ***Funding. The Board voted unanimously 5-0 in favor. Motion carried.***
39

40 ***Motion was made by Commissioner Normile to adopt the Resolution Accepting NC Parks and***
41 ***Recreation Trust Fund Grant. The Board voted unanimously 5-0 in favor. Motion carried.***
42

1 **Motion was made by Commissioner Wright to adopt the Resolution Accepting NC Clean**
2 **Water Management Trust Fund Grant. The Board voted unanimously 5-0 in favor. Motion**
3 **carried.**

4
5 **Motion was made by Commissioner Finch to adopt the Resolution Authorizing Closing on Land**
6 **Acquisition by The Conservation Fund. The Board voted unanimously 5-0 in favor. Motion**
7 **carried.**

8
9 **Motion was made by Commissioner Dooley to adopt the Capital Project Ordinance. The**
10 **Board voted unanimously 5-0 in favor. Motion carried.**

11
12 Town Manager Frank Rush stated that they would proceed with the closing as quickly as the
13 Town Attorney could set that up with the sellers attorney.

14
15 Clerks Note: A copy of Resolution 17-09-12/R1, 17-09-12/R2, 17-09-12/R3, and 17-09-12/R4 and Capital Project Ordinance as
16 noted above are incorporated herein by reference and hereby made a part of these minutes.

17
18 **11. New NC 58 Roundabout – Mallard Drive / Publix**

- 19
20 **a. Background / “Pilot Project” for Potential Future Roundabout Installation**
21 **b. NCDOT – Approved Design**
22 **c. Construction Schedule, Detour Plan**

23
24 Town Manager Frank Rush addressed the Board concerning this Agenda item. The following
25 excerpt from his memo to the Board is provided for additional background:

26
27 I have scheduled time on the September 12 meeting agenda to better educate the Board and the community
28 about the new NC 58 roundabout that will be constructed this winter. Bryan Fagundus, the project engineer, will
29 explain the design and function of the roundabout, and will also be available to answer any questions.

30
31 The NC Department of Transportation (NCDOT) recently approved the attached plans for the new NC 58
32 roundabout, which will be constructed at the intersection of Mallard Drive / Emerald Landing Drive. Construction
33 is expected to occur between mid/late November and early March, with a goal to have all roundabout construction
34 work completed before the annual Emerald Isle St. Patrick’s Festival (Saturday, March 17). As you know, the new
35 roundabout is being financed and constructed by the new Publix grocery store that is expected to open later in
36 spring 2018.

37
38 **Background / “Pilot Project” for Potential Future Roundabout Installation**

39 As you may recall, NCDOT has previously recommended the installation of roundabouts at 4 other NC 58
40 intersections in Emerald Isle (Coast Guard Road, Loon Drive / Emerald Plantation, Mangrove Drive, and Bogue Inlet
41 Drive). This NCDOT recommendation was identified during the regional NC 58 Corridor Study in 2015, and NCDOT
42 attended the Board’s December 2015 meeting to educate the Board and the community about roundabouts. I
43 have attached a copy of the supporting information from the December 2105 meeting, which includes many
44 illustrative examples, a NCDOT presentation on roundabout safety, and a list of 223 roundabout locations in North
45 Carolina (as of September 2014).

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1
2 The new Publix roundabout is specifically designed to promote the efficient movement of traffic instead of a new
3 traffic signal, which was the other alternative that was considered when the Publix plans were reviewed in 2016.
4 Thus, the question at hand at that time was not whether or not to install a roundabout, but rather whether to
5 utilize a roundabout or a new traffic signal. As you may recall, NCDOT reviewed a third-party traffic study for the
6 new Publix store that indicated that either a new roundabout or a new traffic signal would be effective in
7 managing traffic impacts associated with the new Publix, and NCDOT expressed a preference for a roundabout in
8 light of the other NCDOT roundabout recommendations.
9

10 As determined previously by the Board, the Town's official position on the NCDOT-recommended roundabouts has
11 been open-minded, but has not yet been solidified. The new Publix roundabout was endorsed by the Board as a
12 "pilot project" when the Publix plans were approved in November 2016 specifically to enable the community and
13 the Board to further evaluate the effectiveness of roundabouts for the other proposed locations in Emerald Isle in
14 the future. As discussed previously, the Town expects to continue to work with NCDOT in the coming years to
15 implement traffic improvements along NC 58 in Emerald Isle, potentially including the additional roundabouts
16 recommended by NCDOT - - - IF the new Publix roundabout is effective. Essentially, the Town's experience with
17 the new Publix roundabout will likely guide future decisions regarding additional roundabouts in Emerald Isle.
18

19 It is important to note that The Town's Comprehensive Land Use Plan, adopted by the Board after more than a
20 year-long process to gather public input, notes that the Town does not support traffic improvements that will
21 hinder safe and convenient access between the ocean side and sound side, and the widening of NC 58 and the
22 Emerald Isle bridge from the current 2 and 3 lanes to 4 or 5 lanes is contrary to this policy. This has been the
23 Town's official position since at least 2004, and is also based on significant public input that the character of
24 Emerald Isle would be harmed if a 4 or 5 lane road divided the ocean and sound sides of the Town. In the absence
25 of additional lanes, there are limited options available to promote the more efficient movement of traffic along NC
26 58, and NCDOT believes that the proposed roundabouts can lead to incremental improvement in traffic flow on NC
27 58 in Emerald Isle.
28

29 NCDOT-Approved Design

30 The new roundabout includes design features intended to enhance safety, allow pedestrian crossings in a safe
31 manner, and create "breaks" in traffic flow to allow for side-street traffic to enter the roundabout. The
32 roundabout construction will be supplemented with additional street and sidewalk improvements along Emerald
33 Landing Drive and Crew Drive (also financed and constructed by the new Publix grocery store).
34

35 Bryan Fagundus will explain the design and function in more detail at the September 12 meeting, but I have
36 summarized the key design features below:
37

- 38 • it is primarily a simple, single-lane roundabout, with one area having two lanes (south portion) in order to
39 accommodate more traffic turning into Publix when coming from the west on NC 58,
- 40
- 41 • there is a direct right turn onto Mallard Drive (to enter Emerald Landing and Publix) for drivers coming
42 from the east on NC 58, and also a direct right turn onto NC 58 for drivers leaving Emerald Landing, Publix,
43 or Emerald Plantation via Crew Drive --- thus, these vehicles don't need to really enter the roundabout,
44
- 45 • the NC 58 pavement to be adjusted is essentially from a point just east of the Transportation Impact
46 building to approximately the middle of the Publix property,
47

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- 1 • a new vegetated median will be constructed from a point just east of the Transportation Impact building
2 up to the Mallard Drive intersection, and there are also concrete island features around the 4 “spokes” of
3 the roundabout,
4
- 5 • a new pedestrian crossing will be installed across NC 58 on the east side of the roundabout feature,
6
- 7 • the project engineers and NCDOT have specifically considered the geometry of the approaches and the
8 merges into and out of the roundabout, and these features are key design elements,
9
- 10 • the center of the roundabout includes an approximately 57 ft. diameter vegetated area, and an
11 approximately 14 ½ ft. wide concrete apron all around the center that will look like a sidewalk, but allow
12 large vehicles (tractor trailers, etc.) to easily maneuver through and around the roundabout, and
13
- 14 • ideally, the center of the new roundabout will be nicely landscaped, and may also be a good location
15 (perhaps only temporary) for the placement of the planned new “Welcome to Emerald Isle” sign or other
16 public art features.
17

18 Construction Schedule, Detour Plan

19 As noted earlier, construction is expected to occur between mid/late November and early March in order to
20 minimize the impact on traffic flow in Emerald Isle. In addition to specifically targeting this time of the year, Town
21 staff, the project engineer, NCDOT officials, and the contractor continue to work together to identify strategies to
22 expedite the construction schedule and minimize the duration of the planned detour in this area.
23

24 The contractor for the construction of the roundabout is SunLand Builders, which is owned by an Emerald Isle
25 resident. SunLand is very sensitive to the community’s concerns, and will be working hard to minimize any
26 construction and detour impacts. During construction, NC 58 will need to be closed between Islander Drive and
27 Loon Drive, with a detour down Reed Drive and Crew Drive. It is important to note that Crew Drive will remain
28 passable the entire time during construction of the new roundabout.
29

30 Town staff will make a significant effort to educate the community about the detour and any associated traffic
31 impacts. Additionally, the Police Department will have a frequent presence along Reed Drive between Loon Drive
32 and East Seaview Drive to prevent excessive speeding in this residential neighborhood by drivers who may choose
33 this route in addition to the detour. Finally, we will be working with the contractor, NCDOT, and local businesses in
34 the coming weeks to make the detour route as convenient as possible for large trucks transiting the detour.
35

36 Town Manager Frank Rush outlined information regarding the proposed NCDOT new NC 58
37 roundabout to be constructed this winter as further detailed in his memo provided above. He
38 also provided visual plans of the proposed NCDOT new NC 58 roundabout to be constructed
39 this winter at the intersection of Mallard Drive / Emerald Landing Drive by the developers of the
40 new Publix.
41

42 Bryan Fagundus, NCDOT Project Engineer, provided a detailed analysis and instructional
43 explanation and diagram of how the proposed roundabout would function. Mr. Fagundas
44 during his presentation fielded several questions and addressed concerns and comments
45 expressed by the public.
46

1 Following Mr. Fagundus' presentation Town Manager Frank Rush stated that the Town
2 specifically worked with the NCDOT and the developer to make sure the construction was
3 scheduled for the dead of winter to minimize the impacts.
4

5 **12. Resolution Accepting Revitalization and Economic Development Grant – Islander Drive**
6 **Revitalization (17-09-12/R5)**
7

8 Town Manager Frank Rush addressed the Board concerning this Agenda item. The following
9 excerpt from his memo to the Board is provided for additional background:

10
11 The Board of Commissioners is scheduled to consider the formal acceptance of a State grant to assist the Town
12 with continuing efforts to promote the revitalization of the Islander Drive area. The total grant award is \$100,000,
13 and the attached resolution indicates that these funds will be used for expenses associated with land acquisition
14 and/or public infrastructure associated with proposed improvements in the Islander Drive area.
15

16 The State grant funds are being provided through the NC Department of Commerce, and were appropriated by the
17 NC General Assembly (as part of the FY 17-18 State budget) for revitalization and economic development efforts in
18 many communities in North Carolina. Thanks to the support and hard work of NC Representative Pat McElraft,
19 Emerald Isle was included among the many NC communities that were awarded State grant funds. The Town has
20 some discretion in the use of these funds, and discussion with Representative McElraft revealed her intent to assist
21 the Town with continued revitalization efforts in the Islander Drive area.
22

23 As you know, the Town has been working since 2004 to promote quality redevelopment in the Islander Drive area.
24 Several positive steps have been taken since that time, including the following:
25

- 26 • continual development of attractive public access improvements at the Western Ocean Regional Access,
- 27
- 28 • the creation of the Village West zoning district (that specifically allows residential use and mixed use in
29 this area; that was previously limited to commercial development only),
- 30
- 31 • the construction of a new sidewalk to better serve this area,
- 32
- 33 • strategic amendments to the Town's Unified Development Ordinance to remove artificial barriers to
34 quality development in this area, and
- 35
- 36 • the recent Town acquisition and subsequent clean-up of the abandoned go-kart track property earlier this
37 summer.
38

39 Due in large part to the collapse of the real estate market in the late 2000s and the subsequent national recession,
40 the Town's overall revitalization goals have not yet been achieved in this area. There has been some encouraging
41 progress in the past year, however, that suggests momentum is building in this area. This progress includes:
42

- 43 • additional quality renovation and expansion of The Islander Hotel,
- 44
- 45 • the planned new Lighthouse Inn currently being constructed,
- 46
- 47 • the attractive renovations of the Salty Pirate Water Park, and

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- 1
2 • the Town’s efforts toward the development of a new meeting and events center or other improvements
3 in this area.
4
5
6

7 If the Board concurs, I will process the necessary grant funding contract with the NC Department of Commerce in
8 the coming weeks, and the contract will indicate that the Town intends to use these funds for expenses associated
9 with land acquisition and/or public infrastructure improvements in the Islander Drive area. As you know, the Town
10 continues to work diligently to devise a specific development plan for a new meeting and events center in the
11 Islander Drive area, and the State grant funds would be used for one or some combination of the following:
12

- 13 • to defray the total land acquisition cost (~ \$675,000 of Town and County funds) for the recently acquired
14 abandoned go-kart track parcel, and/or
15
16 • the construction of public infrastructure associated with a potential new meeting and events center
17 constructed by an as-yet-to-be-determined private partner, and/or
18
19 • the construction of other public amenities in this area that enhance the beach visitor experience and the
20 aesthetic appearance of this area, and/or
21
22 • the construction of a new streetscape along Islander Drive, with additional on-street parking, pedestrian
23 improvements, lighting improvements, and/or other aesthetic improvements.
24

25 As specific development plans evolve in the coming months, the Board can refine the specific use of these grant
26 funds as it deems best to provide the most meaningful impact in achieving the Town’s revitalization and economic
27 development goals for the Islander Drive area.
28

29 I recommend approval of the attached resolution, and look forward to discussing the most beneficial use of these
30 grant funds with the Board at the September 12 meeting.
31

32 Town Manager Frank Rush discussed with the Board the Resolution for their consideration to
33 formally accept a Revitalization and Economic Development Grant from the NC Department of
34 Commerce. Town Manager Rush noted the grant would provide \$100,000 to the Town to be
35 used for continuing revitalization efforts in the Islander Drive area. Town Manager Rush stated
36 as outlined in the written materials and the Resolution those funds would be used in some form
37 or fashion to complement the meeting and event center project, to do streetscape
38 improvements along Islander Drive corridor. Town Manager Rush said the grant funds
39 requirements were very general in nature and allocated for revitalization and economic
40 development. Town Manager Rush appreciated the General Assembly appropriating these
41 funds for the Towns benefits and especially thanked Representative McElraft for her help in
42 securing these funds. Town Manager Rush noted there were many communities across the
43 State of North Carolina that were fortunate to receive similar grants and Emerald Isle was
44 fortunate to be included. Town Manager Rush stated if the Board approved the plan for the
45 use of the grant funds they would submit the appropriate paperwork and those funds would be

1 held in escrow to be used at the Board’s discretion as they further developed plans for that
2 area.

3
4 ***Motion was made by Commissioner Messer to adopt the Resolution Accepting Revitalization***
5 ***and Economic Development Grant – Islander Drive Revitalization. The Board voted***
6 ***unanimously 5-0 in favor. Motion carried.***

7
8 **Clerks Note:** A copy of Resolution 17-09-12/R5 as noted above is incorporated herein by reference and hereby made a part
9 of these minutes.

10
11 **13. Water Resources Development Grant – Archers Creek West Stream Restoration**

12
13 Town Manager Frank Rush addressed the Board concerning this Agenda item. The following
14 excerpt from his memo to the Board is provided for additional background:

15
16 I have scheduled time on the September 12 meeting agenda for the Board to provide further direction on the
17 Water Resources Development Grant awarded to the Town for the Archers Creek West Stream Restoration
18 project. I have attached a copy of the supporting information for this project that was considered by the Board at
19 the January 2017 meeting, and this information includes a full description of the original scope of work for this
20 project.

21
22 The total grant award is \$25,000, and requires a local match of \$25,000. As discussed in January 2017, the Town
23 submitted the grant application with an expectation that the Town would provide \$12,500 toward the local match,
24 with the 4 residential neighborhoods along Archers Creek West providing a \$12,500 combined contribution
25 (\$3,125 each). The original scope of work included the removal of dead and excessive live vegetation to improve
26 water flow along the 1.1 mile segment of the creek, with the vast majority (~90%) of the work expected to occur
27 adjacent to the Woodpecker Lane mobile home park that is essentially the “headwaters” of this creek segment. As
28 you know, there has since been unanticipated disagreement and difficulty in securing the originally anticipated
29 contributions for the local match, and it was also suggested by one property owner that the Town undertake a
30 more involved process to secure contributions from additional property owners. Thus, what began as a simple,
31 straightforward, and helpful project has evolved into a more complicated issue that is diverting Town resources
32 from other, more pressing issues and projects.

33
34 Due to the unanticipated disagreement and difficulty, and in an effort to assist the original proponents of the
35 project (Emerald Plantation), it was reported at the Board’s August 2017 meeting that an alternative scope of work
36 involving the construction of a living shoreline in Emerald Plantation was being investigated. State officials
37 expressed preliminary support for a revised scope of work and a revised grant award, but noted that a revised
38 grant application would be required to amend the scope of work. This potential revised scope of work then
39 generated additional disagreement and difficulty, and thus I am now seeking the Board’s direction on how to
40 proceed on this issue.

41
42 I believe the Board has 3 viable options to consider, and there may also be other options or variations that the
43 Board may wish to consider:

- 44
45 1. Accept the grant, and complete most of the original scope of work as outlined in January 2017. (The
46 scope of work would no longer include any vegetation removal in Forest Hills and Emerald Landing, which
47 was expected to be minimal from the beginning.) The grant would provide \$25,000, the Town would

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1 provide \$12,500, Emerald Plantation would provide \$6,250, and Woodpecker Lane would provide \$6,250.
2 This option assumes that both Emerald Plantation and Woodpecker Lane property owners agree to these
3 contribution amounts.
4

5 The Board should note that the Town will be responsible for managing the contract for the vegetation
6 removal, and will also be accountable to the State grant program and environmental permitting agencies
7

8 If the Board selects this option, additional coordination will be required with the property owners in the
9 Woodpecker Lane area. If this coordination is successful, the Board would be asked to approve a
10 resolution accepting the grant at the October meeting.
11

- 12 2. Formally revise the scope of work with the State grant program, and pursue the living shoreline
13 alternative (or some variation thereof) for the Emerald Plantation community. The grant would provide
14 \$25,000, the Town would provide \$12,500, and Emerald Plantation would provide \$12,500. This
15 alternative would also include the removal of sediment and vegetation in a small area adjacent to
16 Emerald Plantation. This option assumes that Emerald Plantation property owners agree to this
17 contribution amount.
18

19 The pursuit of option 2 would also require additional coordination with State and Emerald Plantation
20 officials. If this coordination is successful, the Board would be asked to approve a resolution accepting
21 the grant at the October meeting.
22

- 23 3. Reject the grant, focus on higher Town priorities, and consider potential future grant applications to
24 improve water quality in Archers Creek. It would be unfortunate for the Town to turn down \$25,000 of
25 grant funds, however, this amount is relatively small and requires an equal local match, and the Town
26 would likely be able to assemble Water Resources Development Grant applications that are competitive
27 in the future.
28

29 The Board should note that the FY 17-18 adopted budget does not include the noted \$12,500 contribution from
30 the Town, and a General Fund budget amendment will be necessary if the Board selects option 1 or option 2
31 above. The necessary budget amendment would be presented for Board consideration with the accompanying
32 resolution accepting the grant.
33

34 I look forward to discussing this issue with the Board at the September 12 meeting, and welcome your direction. I
35 stand ready to implement whatever option the Board selects. As this issue has now been languishing for 3
36 months, it is likely increasingly important that the Board determine the preferred approach in the very near future.
37

38 Town Manager Frank Rush stated that the Town had been fortunate to be awarded a grant
39 from the NC Department of Environmental Quality Water Resources Development and had
40 discussed this item a couple of times over the last few months. Town Manager Rush noted that
41 the grant of \$25,000 was awarded and required a \$25,000 local match to provide a total of
42 \$50,000. Town Manager Rush outlined the scope of the project as provided in detail in the
43 above memo. Town Manager Rush said initially when the grant was submitted the Town
44 endorsed a concept whereby the Town would provide \$12,500 for the local match and the 4
45 residential communities along the creek would jointly contribute \$12,500 therefore providing
46 the full \$50,000 for the work. Town Manager Rush stated when the grant was awarded and
47 they sat down again with those residential neighborhoods in May there was some

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1 disagreement about how that \$12,500 should be provided, and what the cost shares should be
2 among the 4 residential neighborhoods. He said they had been working since that time to
3 rectify those concerns and bring a project to the Board that would be supported going forward
4 by everyone involved.

5
6 Town Manager Rush said this was intended initially to be a very simple and straightforward
7 project and obviously helpful to the residents along the Archers Creek area but unfortunately it
8 had turned into something much more complicated, requiring a lot of time over the last several
9 months and it was still somewhat uncertain. Town Manager Rush suggested to the Board that
10 they needed to make a decision sooner rather than later but in order to move this forward he
11 suggested the following 3 options:

- 12
13 1. *Accept the grant, and complete most of the original scope of work as outlined in January 2017. (The scope of work*
14 *would no longer include any vegetation removal in Forest Hills and Emerald Landing, which was expected to be*
15 *minimal from the beginning.) The grant would provide \$25,000, the Town would provide \$12,500, Emerald Plantation*
16 *would provide \$6,250, and Woodpecker Lane would provide \$6,250. This option assumes that both Emerald*
17 *Plantation and Woodpecker Lane property owners agree to these contribution amounts.*

18
19 *The Board should note that the Town will be responsible for managing the contract for the vegetation removal, and*
20 *will also be accountable to the State grant program and environmental permitting agencies*

21
22 *If the Board selects this option, additional coordination will be required with the property owners in the Woodpecker*
23 *Lane area. If this coordination is successful, the Board would be asked to approve a resolution accepting the grant at*
24 *the October meeting.*

- 25
26 2. *Formally revise the scope of work with the State grant program, and pursue the living shoreline alternative (or some*
27 *variation thereof) for the Emerald Plantation community. The grant would provide \$25,000, the Town would provide*
28 *\$12,500, and Emerald Plantation would provide \$12,500. This alternative would also include the removal of sediment*
29 *and vegetation in a small area adjacent to Emerald Plantation. This option assumes that Emerald Plantation property*
30 *owners agree to this contribution amount.*

31
32 *The pursuit of option 2 would also require additional coordination with State and Emerald Plantation officials. If this*
33 *coordination is successful, the Board would be asked to approve a resolution accepting the grant at the October*
34 *meeting.*

- 35
36 3. *Reject the grant, focus on higher Town priorities, and consider potential future grant applications to improve water*
37 *quality in Archers Creek. It would be unfortunate for the Town to turn down \$25,000 of grant funds, however, this*
38 *amount is relatively small and requires an equal local match, and the Town would likely be able to assemble Water*
39 *Resources Development Grant applications that are competitive in the future.*

40
41 Town Manager Rush said he was seeking the Board's guidance tonight on which of the 3
42 options they would like to pursue so he could do a little more legwork and come back at the
43 October meeting with the final decision. Town Manager Rush stated in recent days there had
44 also been discussion with representatives from the Coastal Federation about possibly using the
45 grant funds, if the State would allow, to do more of a master plan of the whole creek and if the
46 Board was interested he could try to flush that out a little more as that had just come to the
47 surface the previous day.

48

1 Mayor Barber asked for comments from the public. There were no comments from the public.

2

3 Commissioner Messer suggested they reject the grant as the parties concerned couldn't seem
4 to agree on who would pay the money and we don't have our part of the money budgeted.

5 Commissioner Messer felt the Town Manager had more important things to do than to keep
6 running back and forth with these people trying to get it together.

7

8 Commissioner Finch and Wright agreed, as it didn't seem it was going to work out the way it
9 was set up now. Commissioner Dooley added the Town also had other financial obligations.

10

11 Town Manager Rush said he would proceed in that manner noting this grant came up twice
12 every year so if the Board reconsidered and wanted to try something in the future they could
13 consider another grant application

14

15 **14. Comments from Town Clerk, Town Attorney, and Town Manager**

16

17 Town Manager Rush reminded everyone again of the Special Meeting on Tuesday, September
18 19 at 6pm about the meeting and event center encouraging everyone to come out and to call
19 him to set up a meeting if they wanted to talk before then. A request was made by Debbie
20 Mallette to delay the special meeting by two weeks since this was the first she had heard and
21 she knew some folks were out of town next week that might want to be attend. Commissioner
22 Normile thought and the Board agreed that they would continue with the existing meeting date
23 since there were no actual plans to build anything by anyone yet, it was just a discussion forum
24 and there would be more meetings.

25

26 Town Manager Rush noted the Fire Department was holding their annual Open House on
27 Saturday, October 7 from 11-2 and hoped the public would come out and visit. Town Manager
28 Rush noted the Police Department was coordinating with the Wildlife Resources Commission to
29 complete a new deer population survey later this month and depending on the results they
30 would come back to the Board but at the moment they were planning on another controlled
31 deer hunt in January/February unless the survey showed it was not necessary. Town Manager
32 Rush said they would also be proceeding with the coyote trapping again this winter for any
33 private property owners interested in voluntarily participating in that program.

34

35 Town Manager Rush said one of the most important things in the packet under his comments
36 was the new Coastal Storm Damage Reduction Fund that had been approved by the General
37 Assembly in special session. Town Manager Rush stated the Fund sets up a formal State
38 mechanism to provide beach nourishment funding for local communities; something Emerald
39 Isle has been working toward along with all the other beach towns for 15-20 years. He felt it
40 was great to have this finally created, unfortunately there was no money included in that fund
41 but it was a great start and he hoped Emerald Isle may be one of the first communities to

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1 receive funding next year as they were working toward the eastern Emerald Isle beach
2 nourishment project. Town Manager Frank Rush mentioned that the Shallow Draft Dredging
3 Funds from about 5 years ago started out the same way, the State created the fund with no
4 money in it and that was now one of the most reliable State funding sources for our dredging
5 needs.

6
7 The following is an excerpt from the Town Manager Comments memo to the Board providing
8 additional background information for all items of importance:

9
10 **Special Board Meeting – Tuesday, September 19 – 6 pm –**

11 **Meeting and Events Center Discussion – Town Board Meeting Room**

12 We have scheduled a special meeting for September 19 for the Board to review conceptual plans for the potential
13 development of a new meeting and events center on Town-owned property off Islander Drive. The conceptual
14 plans will be presented to enable the Board to gain a better understanding of what is physically possible on the
15 Town's property, hopefully enable the Board to establish the basic parameters (general building locations, height,
16 bulk, parking areas, etc.) for any public-private partnership that may be pursued, and hopefully address the
17 concerns that have been expressed by the neighboring residents in the Queens Court complex.

18
19 **July Room Occupancy Collections May Be Most Ever In a Single Month**

20 Total room occupancy tax collections by Carteret County for July 2017 were \$2.023 million, and this is believed to
21 be the most ever in a single month. Of this amount, \$1.442 million, or 71%, was derived from Emerald Isle
22 reporting locations.

23
24 **Fire Department Open House – Saturday, October 7 – 11 am – 2 pm –**
25 **Fire Station 1**

26 The EIFD will host its annual Open House on October 7, and we look forward to educating our residents and
27 property owners about our capabilities and fire safety. Food and drink will be provided free of charge to
28 attendees.

29
30 **NC 58 Right of Way Landscaping Improvements**

31 I am planning to have Town staff install pine straw along the entire length of the NC 58 right of way under the
32 power lines (on the north / east side) between Coast Guard Road and the bridge in February or March, just before
33 the St. Patrick's Festival. The total cost for this pine straw is approximately \$5,000, and should enhance the
34 appearance of this area if maintained properly in the future.

35
36 Additionally, I met recently with representatives of the Emerald Isle Garden Club and discussed their potential
37 assistance planting colorful flowers near the base of the Emerald Isle bridge. I discussed the possibility of the Town
38 purchasing the flowers, and Garden Club members completing the planting. I also hope to add some accent
39 lighting in the area near the base of the bridge prior to the St. Patrick's Festival weekend.

40
41 **Town Financial Audit, EMS Audit**

42 Finance Director Laura Rotchford is working with the Town's new auditors, S. Preston Douglas & Associates (SPDA),
43 on the June 30, 2017 financial statements and financial audit. We expect SPDA to present the audit report to the
44 Board at the November meeting. Williams, Scarborough, Smith, and Gray (WSSG), the Town's previous audit firm,
45 will continue to perform the annual EMS audit for the Town for what may be the final year that a separate EMS
46 audit is necessary.

47
48

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1 **Emerald Isle Group Donates New Automatic External Defibrillators and Beach Wheelchairs**

2 A local group of residents from the Bogue Inlet Pier area recently donated two new AEDs for use by the Police
3 Department. The group, which refers to themselves as the "Emerald Isle Beach Patrol" (not the EI Fire Department
4 staff), is represented by Barry Kreager and also previously donated beach wheelchairs to the Fire Department. I
5 hope to have the group attend the Board's October meeting to be formally recognized.
6

7 **Deer Population Survey To Be Conducted**

8 NC Wildlife Resources Commission biologists and EIPD personnel will conduct a new deer population survey later
9 in September, and the results of this survey will determine the scope of any new controlled deer hunt in January
10 and February.
11

12 **EIPD Plans Additional Coyote Trapping This Winter**

13 Due to continued concerns from our residents about coyotes, the EIPD will be duplicating its coyote trapping
14 efforts again this winter. The authorized coyote trapping season runs from December 1 – February 28, and we will
15 again arrange for trappers to provide services on any private properties that are interested, and also conduct
16 trapping on certain Town-owned properties.
17

18 **First Application Received for Civilian Commendation Program**

19 The Review Committee is currently considering the very first application to the Town's new Civilian Commendation
20 Program that was approved by the Board in July. I expect the Review Committee to make its determination later
21 this month, and have the Board formally recognize any recipients at the October meeting.
22

23 **New Position to Assist Town Administration and Town Planner**

24 I continue to work to identify sufficient funds in the FY 17-18 budget to add a new position to assist Town
25 administrative staff and the Town Planner, and hope to present a recommendation to the Board at the October or
26 November meeting.
27

28 **Golf Cart Safety Classes Scheduled**

29 The Police Department has scheduled the following golf cart safety classes, and attendance at one of these
30 sessions will entitle the attendee to a \$25 discount on the annual golf cart registration fee:

- 31
- 32 • Tuesday, September 19 @ 10 am,
 - 33 • Monday, December 4 @ 6 pm,
 - 34 • Saturday, December 9 @10 am,
 - 35 • Saturday, January 13 @10 am,
 - 36 • Friday, January 19 @ 6 pm,
 - 37 • Friday, February 2 @ 6 pm, and
 - 38 • Saturday, February 3 @10 am.

39 The classes have intentionally been scheduled on or near weekend days to make it easier for absentee property
40 owners to attend.
41

42 **Annual Meeting With Vacation Rental Agencies**

43 I am hoping to schedule this helpful annual meeting for sometime in October. I greatly appreciate the cooperative
44 relationship between the Town and the EI vacation rental agencies, and always value their feedback.
45

46 **Charters of Freedom Monuments**

47 I continue to work with Emerald Isle residents Doug and Erin Starcke on a project to install Charters of Freedom
48 monuments in Emerald Isle. After meeting recently at the Senator Jean Preston Memorial Park with the Starckes,

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1 Judy Wilgus, Bernie Whalley, and Jimmy Farrington, they are now also considering incorporating the monuments
2 into the potential new meeting and events center development on Town-owned property off Islander Drive, in
3 addition to still considering the Preston Park site.
4

5 The Charters of Freedom monuments include attractive monuments that include the text of the US Constitution,
6 Declaration of Independence, and the Bill of Rights. I expect to schedule a presentation about this project at a
7 Board meeting later this fall.
8

9 **Coastal Storm Damage Reduction Fund Established by State**

10 The NC General Assembly, during its recent special session, established the new Coastal Storm Damage Reduction
11 Fund in the State budget. The new fund is specifically targeted to reserve State funds to assist local communities
12 with future beach nourishment projects, and has been a goal of NC beach towns for many, many years. Although
13 the new fund is not endowed with any funding, it is a positive step that we hope will lead to future appropriations
14 by the General Assembly.
15

16 Representative Pat McElraft has been instrumental in these efforts for many years, and we are thankful for her
17 continued support. As you know, the Town is in early planning stages for a winter 2018-19 beach nourishment
18 project, and I am hopeful that Emerald Isle may be among the first communities to benefit from the new State
19 fund.
20

21 **Nies v. Emerald Isle**

22 The Town's attorneys have submitted a response to the Nies petition to the US Supreme Court, and we expect to
23 receive the US Supreme Court's decision on whether or not they will consider the case as early as September 28,
24 or in the following weeks.
25

26 **Emerald Isle Beach Music Festival – September 30 – 11 am – 5:30 pm –**
27 **Western Ocean Regional Access**

28 Town staff are finalizing plans for the 2nd year of the revived Emerald Isle Beach Music Festival, and we are looking
29 forward to a big crowd and a great day. Radio advertisements are airing now, and we expect television
30 advertisements to begin any day now. Digital advertising has been underway for some time now.
31

32 The Town's contractor recently completed a 200 sq. ft. stage expansion, with a roof area over a portion of the
33 stage. The stage expansion will be used for the Beach Music Festival, and also serve as a public beach viewing area
34 for the other 364 days of the year.
35

36 Town staff will be closing the area of the beach between Bogue Inlet Pier and the Doe Drive emergency vehicle
37 ramp to beach driving during the Beach Music Festival.
38

39 **Bogue Inlet Dredging Funding Requests**

40 Thus far, Carteret County, Emerald Isle, Swansboro, and Cedar Point's governing bodies have approved funding for
41 Bogue Inlet dredging. We expect Onslow County and Cape Carteret's governing bodies to consider the funding
42 requests in the coming weeks.
43

44 Bogue Inlet remains in decent condition, with some relatively minor shoaling across the ocean bar and in a small
45 area just west of The Point.
46

47 **Cape Emerald Pond Bulkhead**

48 I have awarded a contract for the construction of a new ~ 825 linear ft. vinyl bulkhead along the Cape Emerald
49 pond to B&P Construction, Cedar Point, NC. The total contract amount is \$29,900, and I expect work to begin later

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1 this month. I sought two additional quotes for this work, however, I did not receive a response from the other
2 contractors after numerous conversations. The total budget for this project is \$32,100.
3

4 **Donations - Hurricane Harvey Flood Supplies**

5 On Labor Day, the Town delivered a sizable load of donated supplies to Kinston for loading onto a tractor trailer to
6 the Houston area. The Town continues to accept additional donations in the Town Board Meeting Room until
7 September 15, and is partnering with Encounter 61, a new Emerald Isle-based church on this effort. Encounter 61
8 will arrange for delivery of all items to the Houston area after September 15.
9

10 **Comprehensive Land Use Plan Review**

11 NC Division of Coastal Management staff have approved the Town's Comprehensive Land Use Plan, with minor
12 modifications, and it is now being reviewed by other State agencies. We expect to receive their feedback in the
13 coming weeks, and hope to schedule the Plan for final Board approval in November or December.
14

15 **Islander Drive Site Clean-Up**

16 I expect to direct the Town's contractor to proceed with seeding the site later this month in an effort to establish a
17 grassy cover.
18

19 **Commercial Village Concept**

20 Town Planner Josh Edmondson continues to work with the Planning Board on new zoning regulations to
21 implement the Commercial Village concept outlined in the Town's Comprehensive Land Use Plan. The current
22 thought process is to retain the Business zoning district, and simply incorporate these concepts (i.e., allow
23 complementary residential uses, reduced setbacks, etc.) into the zoning regulations for the Business zoning
24 district. I expect that Josh Edmondson will present the Planning Board's recommendation to the Board at the
25 November Board meeting.
26

27 **Transition of EMS to a Town Department**

28 I continue to work on various issues associated with the assimilation of Emerald Isle EMS into the Town
29 organization, and hope to present a formal plan to the Board at the November or December Board meeting. As
30 discussed previously, EMS will become a part of the Town organization on or before March 1, 2018.
31

32 **Beach Driving Permits**

33 Beach driving season begins on September 15, and beach driving permits are now available for sale to the public.
34 A new Town ordinance requires all old beach driving permit stickers to be removed from the vehicle, and also
35 requires the stickers to be placed in the lower driver's side corner of the windshield. As of August 31, the Town
36 has issued a total of 353 permits.
37

38 **New Flood Maps**

39 Town Planner Josh Edmondson continues to assist our property owners with questions and concerns about the
40 proposed new flood maps. The deadline for flood map appeals is November 13.

41 As reported previously, the proposed new flood maps include beneficial changes for many Emerald Isle property
42 owners, particularly near the oceanfront, and these changes will likely result in potentially significant flood
43 insurance premium reductions when the new maps are finalized. There are, however, a relatively small number of
44 Emerald Isle properties that could be negatively impacted.

45 **Unified Development Ordinance Simplification**

46 Town Planner Josh Edmondson and I will be working on a significantly simplified UDO to present to the Planning
47 Board and Board of Commissioners in the coming months. My goal is to eliminate all unnecessary regulations and

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1 confusing language, and create a simple, reader-friendly ordinance that achieves the Town’s most important
2 development policy goals.

3
4 **Beach Access Walkway Replacements**

5 Parks and Recreation Director Alesia Sanderson will soon solicit quotes for the replacement of beach access
6 walkways at Fairfax, Beachview, and Whitewater, and I hope to present a contract recommendation to the Board
7 at the November meeting.

8
9 We are also working to identify a strategy to replace the existing handicapped-accessible walkway at Randy’s Way
10 (off Page Place in Ocean Oaks) in winter 2018-19, and I hope to present a plan to the Board at the annual budget
11 planning workshop this winter.

12
13 **Old Ferry Road Sidewalk**

14 The FY 17-18 adopted budget includes a total of \$30,000 for the construction of a new sidewalk along Old Ferry
15 Road between CVS and Canal Drive. I hope to solicit bids for this work in the coming weeks, present a contract
16 recommendation to the Board later this fall, and complete construction later this fall or winter. If bids are
17 favorable, we may also try to identify funding to extend the new sidewalk all the way to Sound Drive.

18
19 **New Welcome to Emerald Isle Sign**

20 The FY 17-18 adopted budget includes a total of \$15,000 for a new, sandblasted wood “Welcome to Emerald Isle”
21 sign near the NC 58 bridge. The new sign will include the new EI logo and the “Nice Matters” tagline, and will
22 replace the existing sign. I hope to have the new sign installed before the St. Patrick’s Festival next spring.

23
24 The Board may also wish to consider the installation of this new sign in the interior of the new Publix roundabout
25 to be constructed this winter.

26
27 **Improvements to the Emerald Isle APP**

28 Town Clerk Rhonda Ferebee and I continue to work with the Town’s app developer on significant improvements to
29 the Emerald Isle APP, and hope to unveil the redesigned app very soon. The new design is more customizable, and
30 will provide more flexibility for the Town to highlight specific information (i.e., hurricanes, rip currents, other
31 emergency situations, etc.).

32
33 **New Parks Maintenance Worker Position**

34 The FY 17-18 adopted budget includes funding for a new Parks Maintenance Worker position to improve bicycle
35 path and NC 58 corridor maintenance, and Parks and Recreation Director Alesia Sanderson is currently working to
36 fill this position. We hope to have the position filled in the coming weeks.

37
38 **New Firefighter Positions**

39 Fire Chief Bill Walker is currently overseeing interviews and testing for the 3 new firefighter positions funded by
40 the recently awarded Federal SAFER grant. We expect to have the new staff in place by early October, with one
41 additional firefighter on duty at all times at Fire Station 1.

42
43 **2020 Census**

44 Town Planner Josh Edmondson and I are working to gain a better understanding of how the US Census Bureau
45 counts part-time residents who spend considerable time in EI each year, and will be working to insure that all
46 eligible residents are included in the Towns’ official population count.

47
48 **Residential Driveway and Parking Inventory**

49 Summer Intern Ryan Staebler, under Town Planner Josh Edmondson’s direction, completed a comprehensive
50 inventory of all locations in Emerald Isle where 1) the driveway exceeds the maximum permitted driveway width

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1 of 16 ft. (two 16 ft. wide driveways are permitted at each residential location), and 2) residential units have
2 created dedicated parking spaces within the Town right of way. This inventory identified a total of 2,779 driveway
3 width violations, with 1,134 of these being very minor and associated with the driveway turning radii. This
4 inventory identified a total of 181 residential units with dedicated parking spaces within the Town right of way.

5
6 Josh Edmondson will be discussing this inventory with the Planning Board in the coming months, and seeking their
7 guidance on what, if any, ordinance amendments or enforcement approaches should be considered.

8
9 **Potential Federal Legislation to Create a Clear Exception for Dredging / Sand Placement Activities Within a CBRA**
10 **Zone**

11 County Shore Protection Manager Greg Rudolph and I have been discussing potential new Federal legislation with
12 Howard Marlowe, a Federal coastal affairs lobbyist, and staff in Representative Walter Jones office that would
13 create a clear exception in Federal law and allow Federal expenditures for dredging and sand placement in a CBRA
14 zone. Howard Marlowe is working closely with Representative Frank LoBiondo's (R-NJ) office on this potential
15 legislation, which should address Emerald Isle's concerns with the proposed CBRA zone expansion in Bogue Inlet.

16
17 **BB&T Branch Closing in Emerald Isle**

18 BB&T has announced that it will be closing the Emerald Isle branch later this year, and consolidating operations at
19 its Cedar Point location. I have fielded a few inquiries from individuals interested in renting the BB&T building, and
20 have referred those individuals to the owner, Larry Watson. I am hopeful that a new tenant will occupy the
21 building soon after BB&T vacates the building.

22
23 **15. Comments from Board of Commissioners and Mayor**

24
25 There were no comments from the Board of Commissioners or Mayor.

26
27 **16. Adjourn**

28
29 ***Motion was made by Commissioner Messer to adjourn the meeting. The Board voted***
30 ***unanimously 5-0 in favor. Motion carried.***

31
32 ***The meeting was adjourned at 7:30 pm.***

33
34 Respectfully submitted:

35
36
37
38 Rhonda C. Ferebee, CMC, NCCMC
39 Town Clerk
40
41
42
43
44
45